



## 27 Hazel Grove

ST7 2PX

**Offers Over £250,000**



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STEPHENSON BROWNE



Occupying a prime, secluded position at the head of a quiet cul-de-sac, this well-appointed two bedroom true bungalow has been tastefully refurbished throughout and is offered to the market with no upward chain. The property features UPVC double glazing and is enhanced by a gas central heating system, ensuring comfort all year round.

The light and stylish interior briefly comprises a welcoming entrance hall, a spacious through lounge, a contemporary fitted kitchen, two well-proportioned bedrooms, and a luxury bathroom featuring a panelled bath and separate shower cubicle.

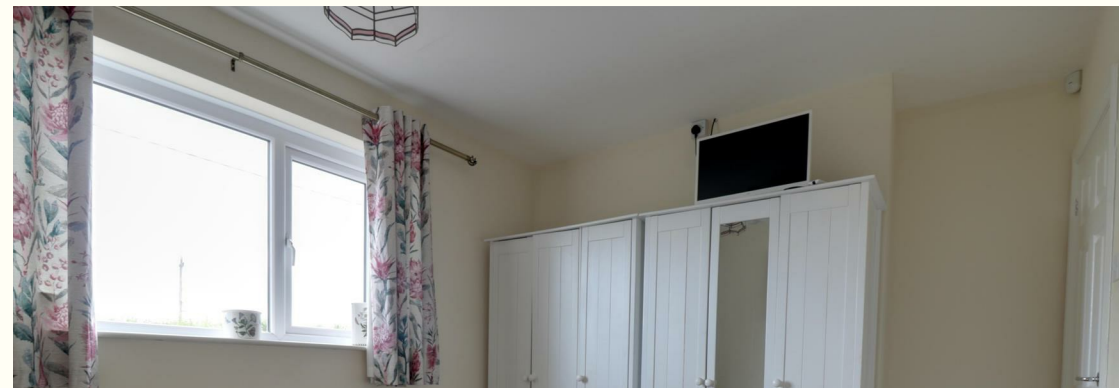
The property also benefits from a large loft space with a drop-down ladder, lighting, and power, offering excellent storage and potential for loft conversion, subject to any necessary planning consents.

Externally, the property boasts low-maintenance gardens with a delightful selection of mature shrubs and plants, providing colour and interest throughout the seasons. A garden shed offers useful additional storage, while a generous driveway and large covered carport provide ample off-road parking.

Located close to excellent road links, this superb home offers a rare opportunity to acquire a quality bungalow in a sought-after setting.

Furniture is available to purchase by separate negotiation, offering a convenient option for those looking for a move-in ready home.

Internal viewing is highly recommended to fully appreciate the standard and setting of this home.







### Living Room

With double glazed window to the rear elevation, wall mounted electric fire, wood effect flooring and radiator.

### Kitchen

With double glazed window to the rear elevation and door leading to the side of the property a range of matching wall and base units with work surfaces over, inset sink and drainer, cooker with hob and extractor fan over, free standing washer/dryer and fridge/freezer and cushioned flooring.

### Bathroom

With double glazed window to the side elevation, panelled bath, w.c., wash hand basin with storage underneath, shower enclosure, ceiling spotlights, chrome ladder radiator and flooring.

### Master Bedroom

With double glazed window to the front elevation, fitted carpets and radiator.

### Bedroom Two

With double glazed window to the front elevation, fitted carpets and radiator.

### Council Tax

The council tax band for this property is C.

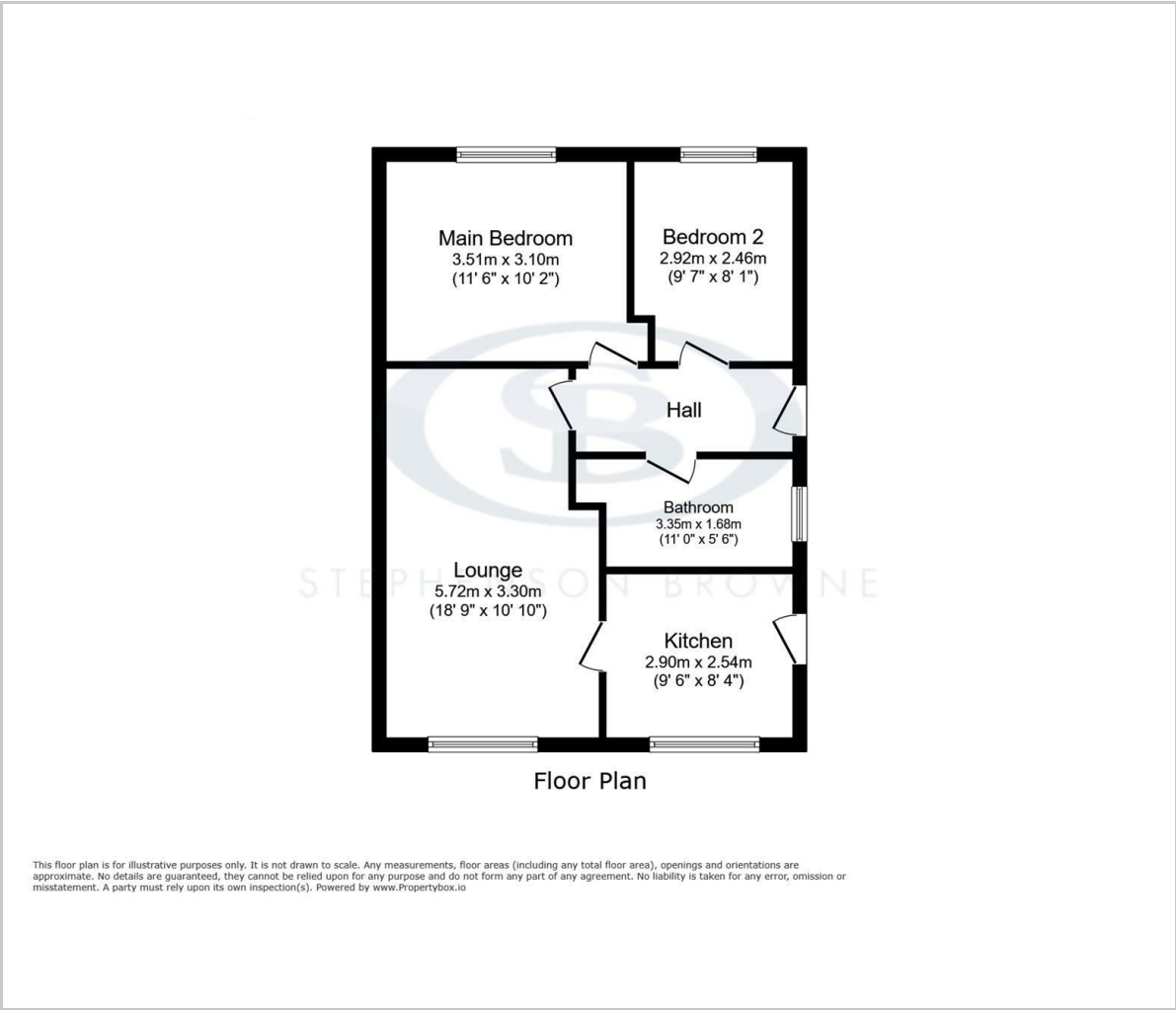
### NB: Tenure

We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

### NB: Copyright

The copyright of all details, photographs and floorplans remain the possession of Stephenson Browne.

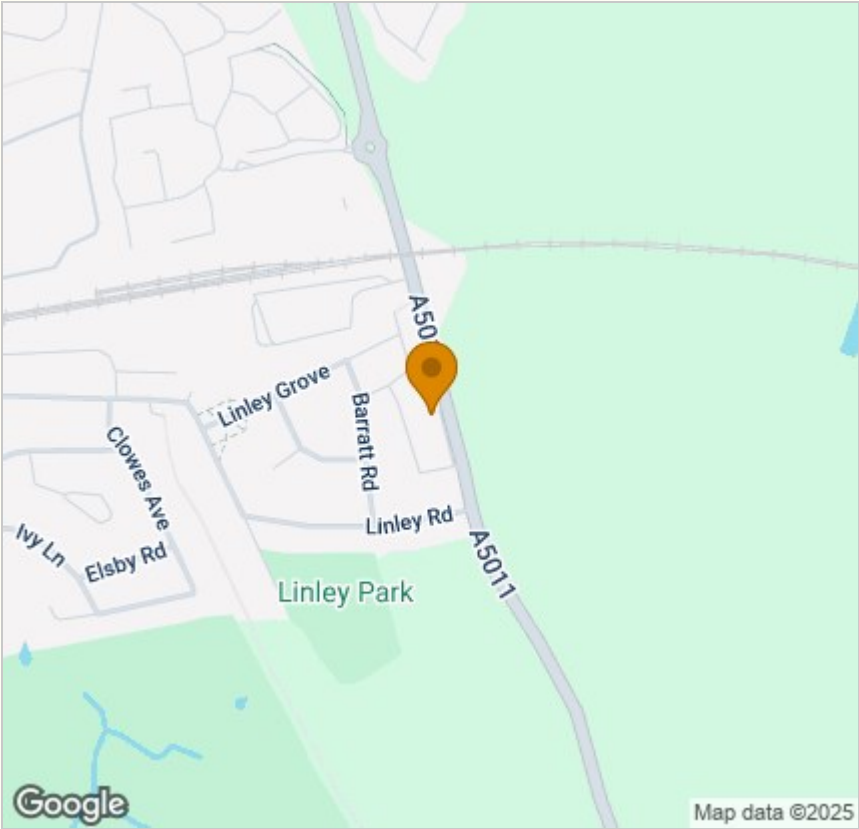
Floor Plan



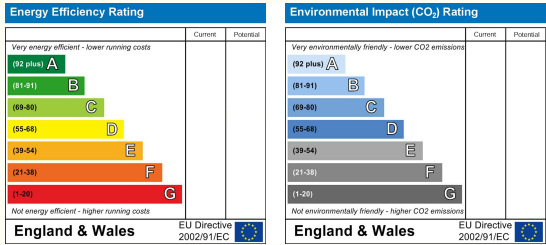
Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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